

FOR LEASE

# SUNSET-65 BUSINESS PARK

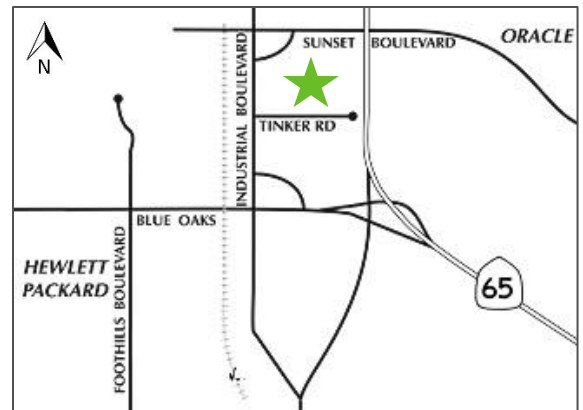
1106 TINKER ROAD, SUITE 100  
ROCKLIN, CA 95765



## BUILDING FEATURES

- + Total Available:  $\pm 2,592$  SF
- + Office: Build To Suit\*
- + Warehouse:  $\pm 2,592$  SF (Dead Storage)
- + One (1) GL roll-up door
- +  $\pm 16'$  Minimum Clear Height
- + Concrete Tilt Construction
- + Parking Ratio: 2/1,000 SF
- + Zoning: IMU (Industrial Mixed Use) per Placer County
- + Part of a  $\pm 7.3$  acre Business Park
- + Immediate access to Hwy 65 via Sunset Blvd. and Blue Oaks Blvd.

*\*Subject to additional Base Rent*



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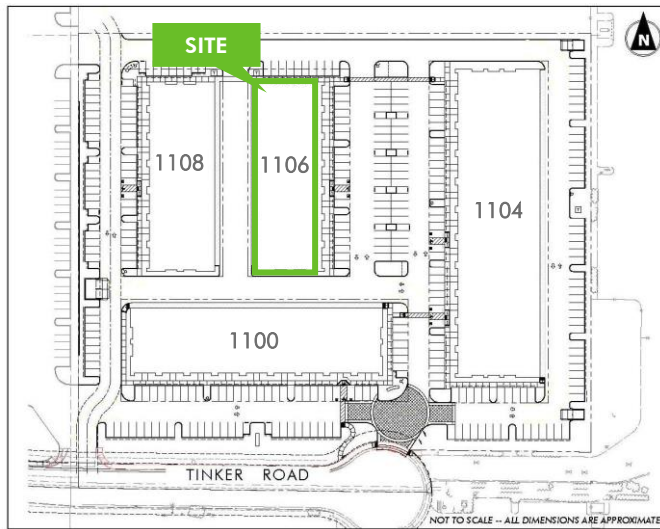
**CBRE**

# FOR LEASE WAREHOUSE BUILDING

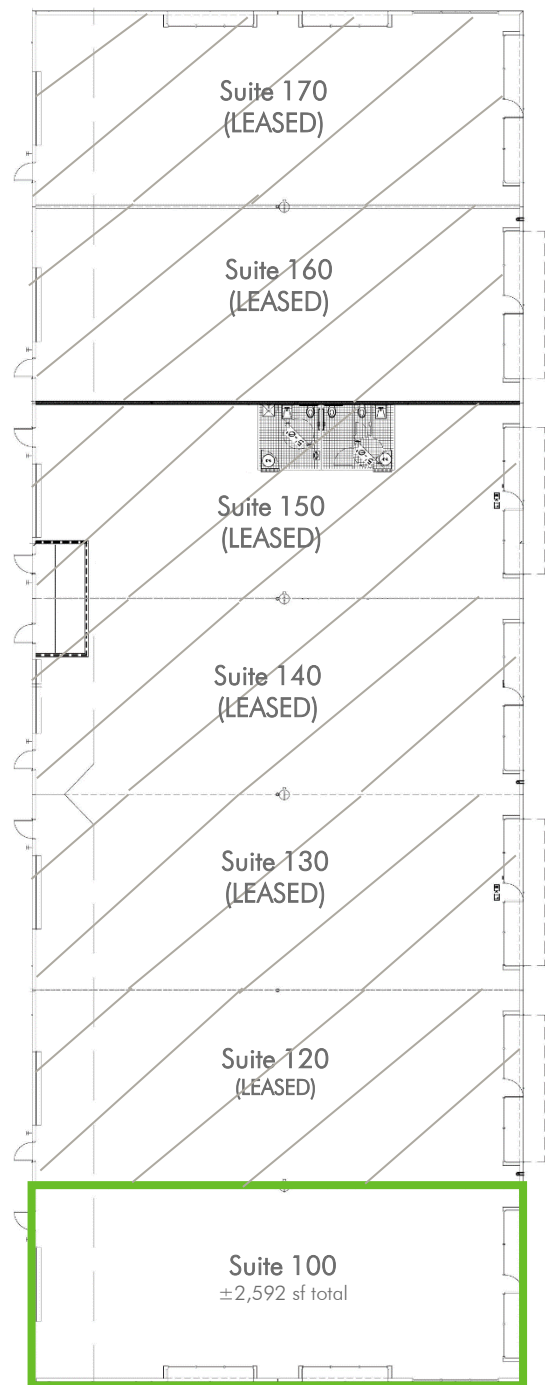
1106  
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## FLOOR PLAN



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



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